

State of Alabama 199 PAGE 294

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Five Hundred and no/100 --(\$1,500.00) ----- DOLLARS

to the undersigned grantors, J. L. Hardin, Sr., and wife, Leona Hardin,

in hand paid by Richard W. Caughey and wife, Marilyn J. Caughey

the receipt whereof is acknowledged we the said J. L. Hardin, Sr., and wife, Leona Hardin,

do grant, bargain, sell and convey unto the said Richard W. Caughey and wife, Marilyn J. Caughey,

the following described real estate, situated in Shelby
County, Alabama, to-wit:

A parcel of land in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18, Range 1 West, more particularly described as follows: Commence at the Southeast corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence run North along East line of said forty 660 feet; thence run West to a point 264 feet West of the West margin of Cahaba Beach Road for the point of beginning of the parcel herein conveyed; thence continue West to the West boundary line of said forty; thence run North 165 feet along the West boundary of said forty; thence run East to a point 264 feet West of the West margin of said Cahaba Beach Road; thence run South 165 feet along the West boundary of the Curtis Lee and Juanita D. Acton lot to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.



TO HAVE AND TO HOLD, To the said Richard W. Caughey and wife, Marilyn J. Caughey, and their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Richard W. Caughey and wife, Marilyn J. Caughey, and their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; Except current year ad valorem taxes which the said grantees herein hereby assume and promise and agree to pay.

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Richard W. Caughey and wife, Marilyn J. Caughey, and their

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal, this day of February, 1959.

WITNESSES:

Helen G. Smith

J. L. Hardin Sr. (Seal.)
Leona Hardin (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Virginia H. Cornelius

, a Notary Public in and for said County, in said State,

hereby certify that J. L. Hardin, Sr., and wife, Leona Hardin

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 1959.

My Commission Expires:

Notary Public, State at Large, Alabama
My Commission Expires Feb 20, 1961
Bonded by American

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 19 day of Feb 1959 at 2 o'clock M. and recorded in Book Record 199 at page 294 and the Mortgage Tax Deed Tax 1.50 has been paid.

Conrad M. Fowler
Judge of Probate